

WARRANTY DEED

THIS INDENTURE made and entered into this the *23<sup>rd</sup>* day of February, 2007, by and between ARTHUR FULMER, JR.; M.F.T. Family Partnership (formerly, Thompson Family Limited Partnership), Frida Fulmer, Mary Lee Fulmer Franke, John G. Fulmer, Sophia Fulmer, and Jane Fulmer, parties of the first part, 305 PETROLEUM, INC., a Mississippi Corporation, Party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first has bargained and sold and does hereby bargain, sell, convey, and warrant unto the said party of the second part the following described real estate, situated and being located in the SW 1/4 Section 3, Township 2, Range 6W, of the Chickasaw Meridian, City of Olive Branch, DeSoto County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT FOR DESCRIPTION

together with all improvements thereon and all appurtenances thereunto belonging and subject to all restrictions, reservations, easements and covenants now of record affecting the use and enjoyment of the property herein conveyed, Subdivision Restrictions, Building Lines, and Easements of record and shown on the aforesaid Plat Book 102, Page 15, and corrected and rerecorded at Plat Book *551*, Page *572*; Easements at Book 25, Page 645, Book 33, Page 397, Book 70, Page 438, Book 80, Page 210, Book 80, Page 227, Book 362, Page 709, Book 363, Page 421, Book 504, Page 505, Book 510, Page 411, Book 510, Page 526, and Book 510, Page 532; all in the records of the Chancery Clerk of DeSoto County, Mississippi, and further subject to the lien of 2007 property taxes the payment of which will be pro-rated by the parties when the tax bills become available.

The Grantor herein further confirms the existence of a "Sewer Easement Deed" between the Grantors and the Grantee.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors, and assigns in fee simple forever subject to the following: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of DeSoto County, Mississippi, and any recorded Subdivision Restrictions, Limitations, Building Lines, and Easements.

The consideration for this conveyance is Ten Dollars cash in hand paid and other good and valuable considerations the receipt of and sufficiency of all of which is hereby acknowledged.

*Standard*

*5*

Witness the signatures of the said parties of the first part the day and year first above written.

M.F.T. Family Partnership  
By Marie F. Thompson  
Marie F. Thompson, General Partner

Arthur Fulmer, Jr.  
Arthur Fulmer, Jr.

Frida Fulmer by Jane Clark Fulmer, Atty in Fact Mary Lee Fulmer Franke by Jane Clark Fulmer, Atty in Fact  
Frida Fulmer by Jane Clark Fulmer, Attorney in Fact Mary Lee Fulmer Franke by Jane Clark Fulmer, Attorney in Fact

Sophi Fulmer by Jane Clark Fulmer, Atty in Fact Jane Fulmer  
Sophi Fulmer by Jane Clark Fulmer, Attorney in Fact Jane Fulmer

John G. Fulmer by Jane Clark Fulmer, Atty in Fact  
John G. Fulmer by Jane Clark Fulmer, Attorney in fact

State of Tennessee, County of Shelby

Before me, the undersigned, a Notary Public of the aforesaid County and State personally appeared Arthur Fulmer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the person who to executed and delivered the foregoing instrument and that he executed and delivered the same of his own free will and for the purposes therein contained.

This the 19th day of February, 2007.

My Commission Expires: 12/28/08

[Signature]  
Notary Public

State of Tennessee, County of Shelby

Before me, the undersigned, a Notary Public of the aforesaid County and State personally appeared Jane Fulmer, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who to executed and delivered the foregoing instrument and that she executed and delivered the same of her own free will and for the purposes therein contained.

This the 19th day of February, 2007.

My Commission Expires: 12/28/08

[Signature]  
Notary Public

State of Tennessee, County of Shelby

Before me, a Notary Public of said State and County aforesaid, personally appeared Marie F. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized General managing partner of M.F.T. Family Partnership, a General Partnership, the within named bardainor, a partnership, and that she as such Managing General Partner,

being duly authorized so to do, executed and delivered the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself, as such Managing General Partner.

Witness my hand and seal at office this the 19th day of February, 2007.

My Comm. Expires: 12/28/08

Notary Public

# ACKNOWLEDGEMENT

State of Tennessee, County of Shelby

Before me, the undersigned, a Notary Public of the aforesaid County and State personally appeared Jane Clark Fulmer, with whom I am personally acquainted) or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed and delivered the foregoing instrument as Attorney in Fact for Frida Fulmer, Mary Lee Fulmer Franke, John G. Fulmer, and Sophi Fulmer, and that she executed the same in such capacity of her own free will and as the free will of each of the named parties for whom she signed as their respective attorney in fact, and for the purposes set forth therein, and on the behalf of the said each of the said parties by their respective names, she being so authorized to do, as the duly appointed Attorney in Fact for each of the parties.

This the 19th day of February, 2007.

My Commission Expires:

Notary Public

Grantors' Mailing address:

Arthur Fulmer, Jr.

122 Gayoso  
Memphis, TN 38103  
Ph# (901) 525-2358

Grantee's Address:

305 Petroleum, Inc.  
632 Hawks Peak Road  
Collierville, TN 38017  
Ph# (901) 337-2717

M.F. T. Family Partnership

122 Gayoso  
Memphis, TN 38103  
Phone# 901-525-2358

Frida Fulmer

122 Gayoso  
Memphis, TN 38103  
Phone# 901-525-2358

Mary Lee Fulmer Franke

116 Monroe Drive  
Palo Alto, CA 94306  
Phone# 901-525-2358

John G. Fulmer

511 B Academy  
Austin, TX 78704  
Phone# 901-525-2358

Jane Fulmer

1535 Carr Ave  
Memphis, TN 38104  
Phone# 725-5472

Sophia Fulmer

122 Gayoso  
Memphis, TN 38103  
Phone# 901-525-2358

Mail Tax Bills to:

Return to: Stroud and Harper, P.C.  
5779 Getwell Road, Building C1  
Southaven, Mississippi 38672  
Phone: (662) 536-5656

*07-3009*

Property Address:  
vacant.

This instrument prepared by:  
Clyde M. Crutchfield, Attorney  
107 South Street, East  
Collierville, Tennessee 38017  
(901) 853-1688

Tax PTIN#: *2062-0300.0 -*  
*00013.00 / 14.00*

(4)

## EXHIBIT "A"

BEING A LEGAL DESCRIPTION OF PART OF THE FRED A FULMER, ET AL PROPERTY OF RECORD IN WARRANTY DEED AT BOOK 352-PAGE 202 AND BOOK 268-PAGE 208 AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, SAID PART TO BE KNOWN FOR THE PURPOSES OF THIS DESCRIPTION AS THE "SUBJECT PROPERTY", SAID SUBJECT PROPERTY BEING DESCRIBED AS:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2, RANGE 6 WEST, BEING SITUATED IN OLIVE BRANCH, MISSISSIPPI, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE LOCALLY RECOGNIZED SOUTHWEST CORNER OF SAID SECTION 3, SAID SOUTHWEST CORNER AS EVIDENCED BY A FOUND COTTON PICKER SPINDLE LYING AT MISSISSIPPI STATE PLANE COORDINATES OF NORTHING OF 1976934.7178 AND EASTING OF 2447333.6845 (NAD83-WEST ZONE, UNADJUSTED), SAID POINT OF COMMENCEMENT LYING IN THE INTERSECTION OF THE PRESENT PHYSICAL CENTERLINE OF MISSISSIPPI STATE HIGHWAY 305 (COCKRUM ROAD) [PUBLIC, PAVED ROAD-WIDTH VARIES AS WIDENED] AND THE PRESENT PHYSICAL CENTERLINE OF CHURCH ROAD (PUBLIC PAVED ROAD-WIDTH VARIES); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST- 97.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST-29.56 FEET TO THE INTERSECTION OF THE PRESENT EASTERLY RIGHT OF WAY LINE OF SAID MISSISSIPPI STATE HIGHWAY 305 PER MISSISSIPPI DEPARTMENT OF TRANSPORTATION PLANS FOR STATE PROJECT STP-0031-02(004) AND THE PRESENT NORTHERLY RIGHT OF WAY LINE OF CHURCH ROAD (30 FEET TO CENTERLINE AT THIS POINT SAID PRESENT NORTHERLY RIGHT OF WAY LINE BEING THE NORTHERLY LINE OF THAT PROPERTY CONVEYED TO DESOTO COUNTY IN DEED BOOK 462-PAGE 478, SAID INTERSECTION BEING EVIDENCED BY A SET IRON PIN, AND SAID, IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 02 DEGREES 46 MINUTES 05 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MISSISSIPPI STATE HIGHWAY 305 A DISTANCE OF 12.96 FEET TO A SET IRON PIN AT AN ANGLE POINT; THENCE NORTH 01 DEGREES 17 MINUTES 58 SECONDS WEST (CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE)-223.33 FEET TO A SET IRON PIN AT A NORTHERLY LINE OF PROPOSED PARTITION OF SAID FRED A FULMER, ET AL PROPERTY; THENCE NORTH 88 DEGREES 42 MINUTES 02 SECONDS EAST ALONG SAID LINE OF PARTITION-223.86 FEET TO A SET IRON PIN; THENCE SOUTH 01 DEGREES 17 MINUTES 58 SECONDS EAST ALONG AN EASTERLY LINE OF SAID PROPOSED PARTITION-242.35 FEET TO A SET IRON PIN IN THE SAID PRESENT NORTHERLY RIGHT OF WAY LINE OF CHURCH ROAD; THENCE NORTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE -223.61 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY AS DESCRIBED HEREIN CONTAINING 53,569 SQUARE FEET OR 1.230 ACRES, MORE OR LESS.

SUBJECT PROPERTY HEREIN DESCRIBED IS VACANT LAND.